BOSTON PUBLIC LIBRARY
3 9999 06586 437 1
A
M3/B16
RA
86/12

Digitized by the Internet Archive
in 2025 with funding from
Boston Public Library

https://archive.org/details/roxburyboysgirls00bost

EN
8701014

BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
RECEIVED
DEC 4 1986

A
MB/B16
RA
86/12

Roxbury Boys and Girls Club: Site Analysis and Recommendations for Redevelopment

March, 1986

Joyce Seko
Jacob Shaffer
Gregory Perkins

Raymond L. Flynn, Mayor
City of Boston

Stephen Coyle, Director
Boston Redevelopment Authority

Alexander Ganz
Research Director

Boston Redevelopment Authority
Board Members
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Asst. Treasurer
Michael F. Donlan, Member
Kane Simonian, Secretary

Revised May 1985

RES9/H/050786/1

DEC 4 1989
RECEIVED
GOVERNMENT DOCUMENTS DEPARTMENT
BOSTON PUBLIC LIBRARY

Table of Contents

Introduction and Summary

I. Site Analysis

Property Description
Building Analysis
Alternatives for Development

II. Public Use of Building for Roxbury Artists

Roxbury's Artist Community
Reserved Space for Public Arts

III. Recommended Alternative

Criteria for Selection
Mixed-Use-Reuse and New Structure

IV. Appendix

Introduction and Summary

This study was prepared by staff of the BRA Research Department in order to lend some assistance to the Boys and Girls Clubs of Boston in their plans to solicit specific bids for the redevelopment and reuse of the building and adjacent lot at 80 Dudley Street in Roxbury. A general survey of the building and land, alternatives for possible development, and a recommended concept for reuse of the site in light of neighborhood, community, and general planning criteria were prepared. This recommendation in no way is a specific endorsement by the BRA or City of Boston but merely serves as a suggestion or guide to the Boys and Girls Club staff and possible developers.

The Roxbury Boys and Girls Club building and surrounding site has a very real and important potential for redevelopment. At a visible focal point on the western edge of a revitalized Dudley Square when the New Dudley Street is completed, the elevated railway is removed, and renovation of adjacent buildings commence, the Boys and Girls Club building occupies an outstanding location. In addition, the abutting vacant lot, formerly the playground, enhances the site's attractiveness. The building itself is in good condition for reuse and contains some excellent physical features which could provide historic interest and value to the square.

In view of the fact that the Boys and Girls Clubs of Boston intends to offer the land and building for redevelopment, a study of the site was conducted to offer ideas and potential strategies. First, a general physical, engineering, and design review of the site is performed. Then, seven redevelopment scenarios are presented ranging from using the vacant land for new construction,

reusing the existing Club (with or without additions), demolishing the building, to a combination of the above. Several combinations of housing and/or commercial uses are suggested. The various scenarios are analyzed under two separate alternatives of size: a Floor Area Ratio (FAR of 1.0 and an FAR of 1.4). A variety of pictures, maps, building forms, and plans are included.

Because the Boys and Girls Club suggested possible community uses, in part, for the site and because the location does offer a unique opportunity for public purposes strong consideration of this option is presented. The building and site are suited to be a very good and highly visible location for a community-oriented use. This analysis reviewed reserving some of the existing building for Roxbury artists' workshops and an art display area. Prime supporting reasons include the physical suitability of the building, the blending of commercial and community uses, and the size and needs of the local artists community.

A final section of the study seeks to offer a specific recommendation from the preceding analysis: The selected alternative is a mixed-use project whereby the existing building would be built to maximum density (FAR = 1.4) and a new building would be constructed on the adjacent vacant lot. The new building would be used exclusively for housing. The present part of the existing building would be divided into three segments: reuse of athletic facilities for a private health club: use of the middle section for artists workshops, a display area, and a common areas: redesign and reuse of the eastern section fronting on the revitalized Dudley Square as a commercial retail space.

Housing would occupy the new additional floors of the existing building. The housing, commercial, and health club would internally subsidize the artists space and community display areas.

The recommendation offered in this report relies on a redevelopment concept that seeks to meet several objectives:

1. Reuse both the existing structure and vacant lot.

2. Maximize site development potential.

3. Give prime consideration to housing needs of the neighborhood and city.

4. Provide for some community or public uses in the project.

5. Reinforce the commercial aspects of Dudley Square.

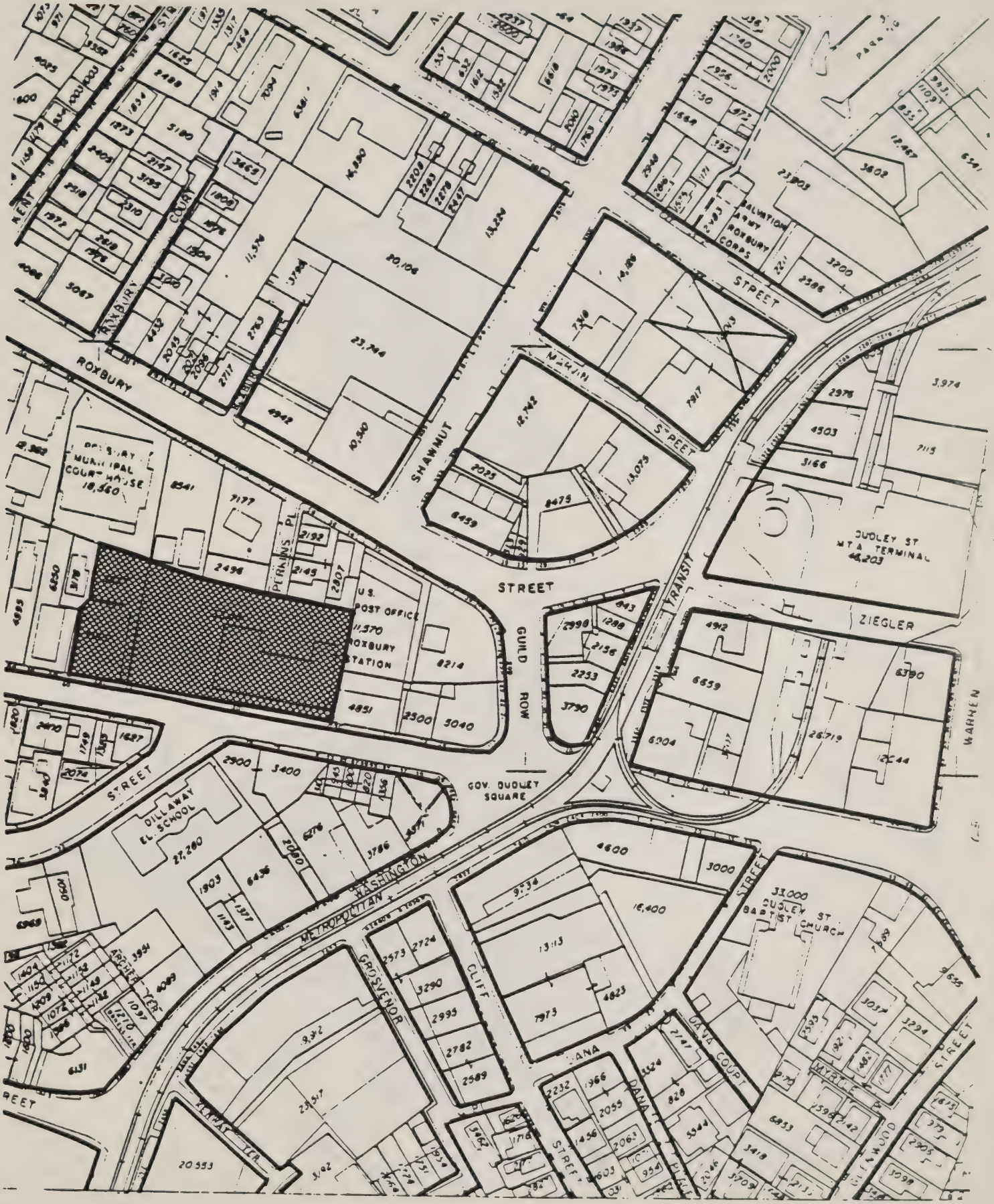
6. Develop the project in concert with future plans for Dudley Square.

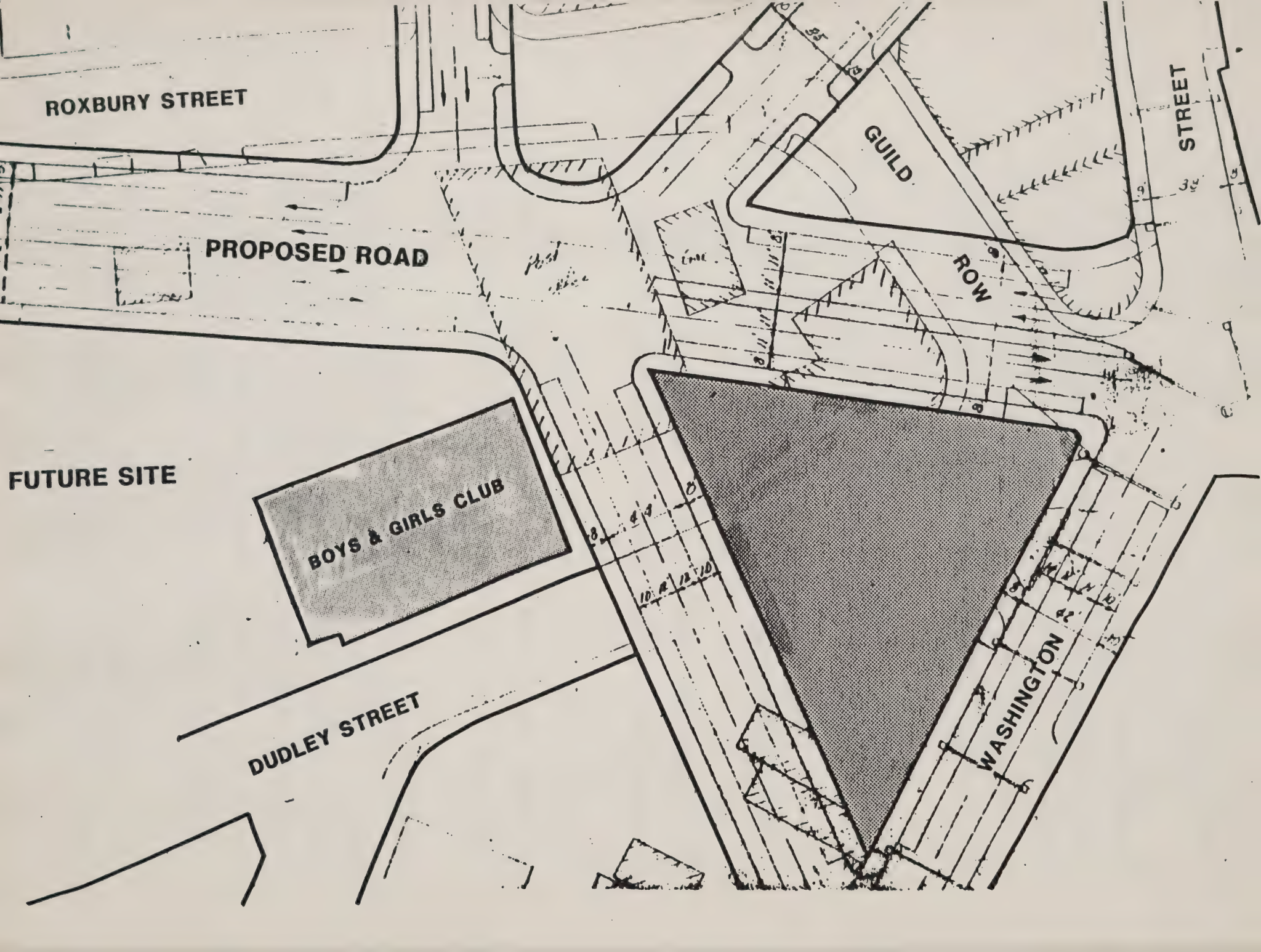
This report and analysis suggests that a mixed-use redevelopment of the 80 Dudley Street site and reuse of the former club can provide the best solution for the neighborhood.

The Boys and Girls Club Building: Property Description

The Boys and Girls Club is located at 80 Dudley Street in Boston's Roxbury neighborhood, one block southwest from the Dudley Station. The subarea is

SITE MAP


ROXBURY
COURT
SHAWMUT
STREET
MALCOLM X
BLVD
ROXBURY
MUNICIPAL
COURT-HOUSE
18,560
PERKINS PL
U.S.
POST OFFICE
11,370
ROXBURY
STATION
GUILD ROW
DUDLEY ST
MTA TERMINAL
46,203
TRANSIT
ZIEGLER
WARREN
GOV. DUDLEY
SQUARE
DILLAWAY
EL SCHOOL
27,280
WASHINGTON
METROPOLITAN
DIVISION
GROSVENOR
CLIFF
DANA
COURT
DUDLEY
BAPTIST
CHURCH
33,000
MYRTLE
GLENWOOD


ROXBURY STREET
PROPOSED ROAD
GUILD
ROW
STREET
FUTURE SITE
BOYS & GIRLS CLUB
DUDLEY STREET
WASHINGTON

characterized by vacant lots and abandoned buildings; some other buildings have been rehabilitated and converted into office space and housing.

The vacant lot is 41,300 square feet and the building, located on the east side of the lot, occupies an additional 9,400 square feet of land area. The building was originally built as a boys' club and was occupied as such until 1969. Between 1970 and 1981 it was operated as a day care center after some minor work was completed on the structure. The building, currently owned by "Boys & Girls Clubs of Boston", is now boarded up.

The building consists of one structure fronting Dudley Street with its back to an adjacent roadway called Perkins Place. The building is a large three-story structure which is setback 12 feet from the street.

A concrete flight of stairs leads up to the central entrance porch. The first floor is raised over a high basement. The Dudley Street facade is faced with two large arched windows (22 feet high and 14 feet wide). To either side of the columned and pedimented central entrance and between the large windows are two small 2/2 windows with brick quoining, limestone parapet and limestone trim. Three large windows face the west facade and more built-in windows face the north and west facades.

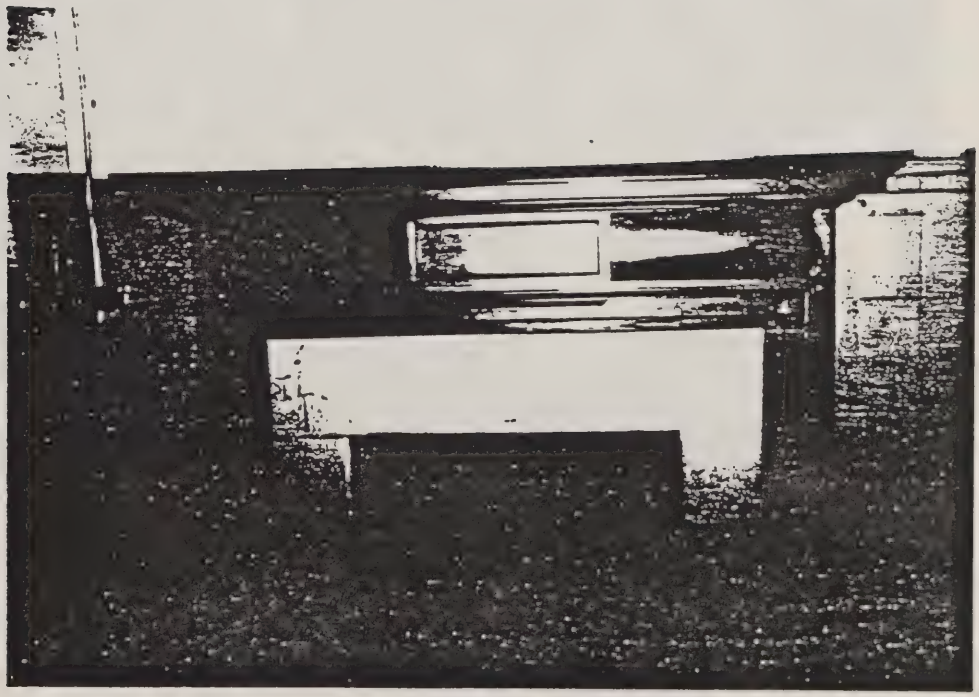
The decoration is nearly as elaborated in the interior of the building as on the exterior. The building has a central section with two wings on both the east and west sides for each floor. The first floor has a central hall (11 feet wide) with exposed steel beams, elaborated molded ceilings and wood covered fireplace mantels in the front rooms. The west section, (76' x 47' and 20'

MAIN FACADE SOUTH FACADE

REAR FACADE NORTH FACADE

INTERIOR

PAIRED WINDOWS, 9/9

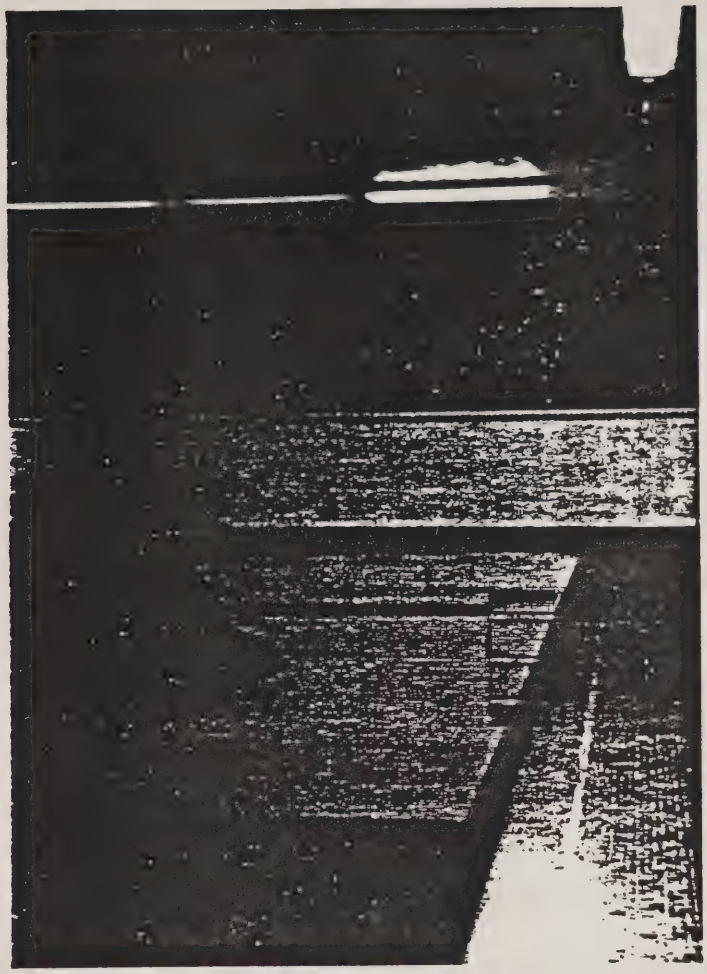


FIRE PLACE ON THE FIRST FLOOR

GYMNASIUM,ARCHED WINDOW

GYMNASIUM LATERAL WINDOWS

INTERIOR



POOL IN THE BASEMENT.

high) is a single large space, used as gymnasium illuminated by one of the large arched windows on the south and three large other windows on the upper west facade. The east section has a 25' x 46' space with a main mezzanine addition occupying part of the second floor.

The second floor is broken up into rooms in the central section, mezzanine rooms and bathrooms in the east section and by the space of both the gymnasium and rooms in the west section of the building. Two levels of bathrooms are built over the gym. The basement includes a swimming pool in the west section and rooms in the other two sections. Some of the rooms have elaborate tin ceilings, exposed beams, steel columns and wood moldings. Large windows illuminate the basement level.

Building Analysis

The building was built circa 1914/1916 using main building materials of brick, steel, concrete and wood. The structure is built on solid land with concrete foundations, (1'-2½'-5'). External walls are 12" thick, with brick limestone on the front facade. Both the building's structure and the flat roof are constructed of steel and wood.

In total, the size of the building is 121 feet on front, 121 feet on rear, 78 feet wide and 36 feet high.

The exterior and interior condition of the building is fair to good and part of the mechanical systems - fire alarm, electric system and swimming pool filters - are still in good condition. Parts of the interior including the

swimming pool, gymnasium, rooms on the first and second floors, and the mezzanine on the second floor remain intact. The window trims have to be repaired or replaced and pointed. The plastic on walls and ceilings needs repair and replacement. The ornamental tin ceiling in the basement requires special attention. Most of the board flooring is in fair condition and can be reused. A more accurate inspection will have to be completed for financial rehabilitation costs, considering the future use of the building. Since the building has been used until recently, it already has all the required fire code equipment such as sprinklers, fireproof doors, walls and staircases.

Based upon the structure's potential and the existing condition of the building potential of the property could be evaluated in relation with the future zoning of the subareas. The existing F.A.R., either residential or commercial, does not exceed 1.4. Considering two zoning alternatives (F.A.R. = 1.0 F.A.R. = 1.4), the maximum potential of the property would be as follows:

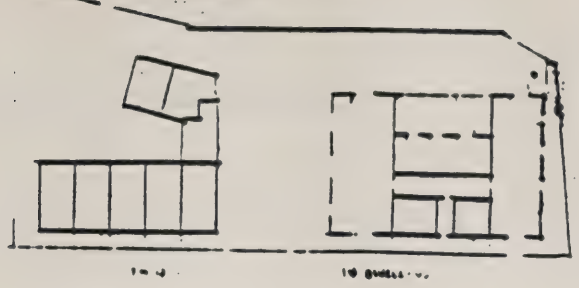
Existing Lot Area = 41,300 s.f.
Lot area eliminated by the new road = about 3,000 s.f.

Net Lot Area = 38,000 s.f.

For F.A.R. = 1.0, the maximum gross square footage available is 38,000 s.f. F.A.R. = 1.4 the maximum gross square footage available is 53,000 GSF.

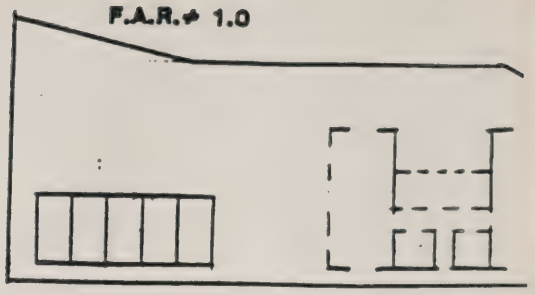
These space relationships are employed in the development alternatives that follow for housing, commercial and other possible use of this site.

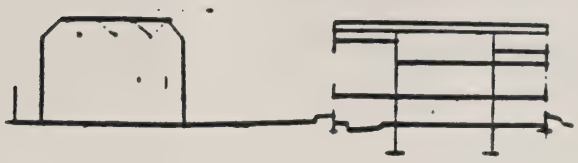
F.A.R.≠1.4

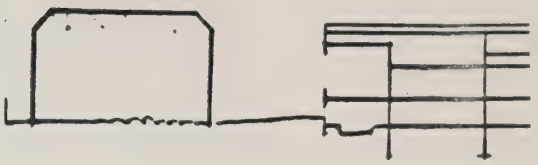


ALTERNATIVE A

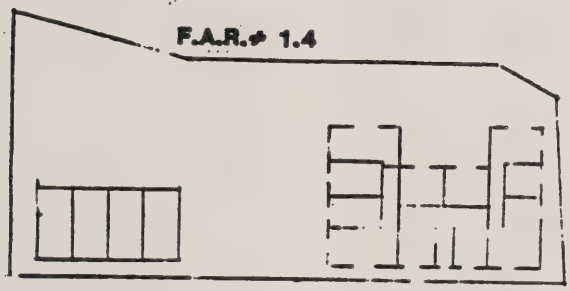
F.A.R.≠ 1.0





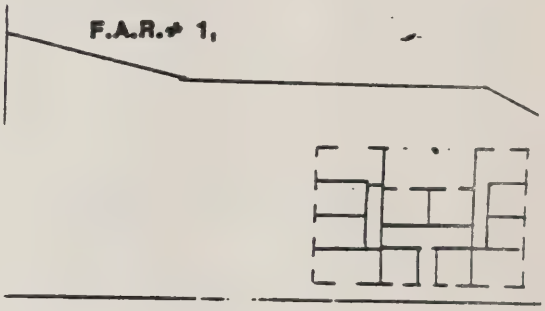


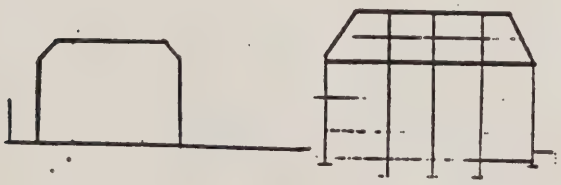
F.A.R.≠ 1.4



ALTERNATIVE B

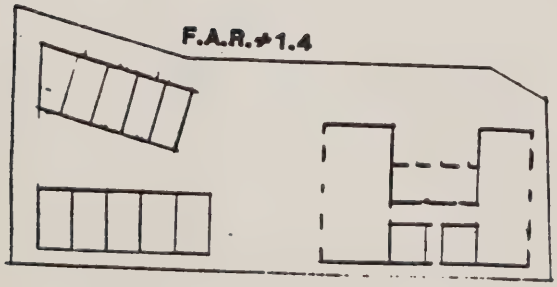
F.A.R.≠ 1,





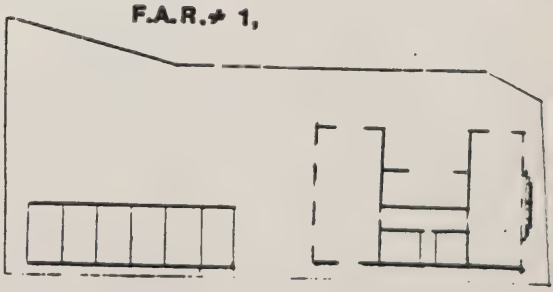
2 ADDITIONAL FLOORS

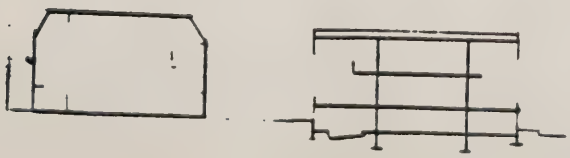
F.A.R.≠1.4

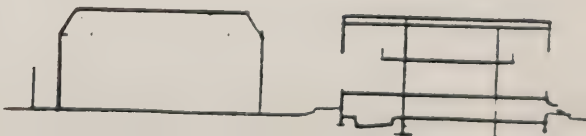


ALTERNATIVE C

F.A.R.≠ 1,







Development Alternatives

Seven development alternatives are presented below:

A. Housing: Using the existing structure with minimum gross square footage and building a new structure on the west corner of the lot.

Existing Building	Basement 0.5 x 9,300 = about	4,600 GSF
	First Floor 1.0 x 8,300 =	8,300 GSF
	Second Floor 1.0 x 6,100 =	6,100 GSF
	Total Area	19,000 GSF

(1) F.A.R. =	1.0 Total Potential Area =	38,000 GSF
	Less Existing Building =	19,000 GSF (housing)
	New Building Potential =	19,000 GSF (housing)

This alternative equals four stories of 4,750 GSF floor area each. With the existing building's potential of 18 dwelling units (excluding the gymnasium potential in height) the total number of dwelling units would be 18 + 20 = 38, using an average dwelling unit size of 1,000 GSF.

(2) For F.A.R. = 1.4	Total Potential Areas =	53,000 GSF
	Less Existing Building =	19,000 GSF (housing)
	New Building Potential =	34,000 GSF (housing)

This alternative equals four stories of 8,250 GSF of floor area each. With the existing buildings' potential of 18 dwelling units, the total number of units would be 18+36 = 54.

B. Housing: Using the existing structure with maximum gross square footage potential and building new additional floors to the present building and/or erecting a new residential building on the empty lot.

Existing Building Basement	7 x 9,300 =	6,400 GSF
First Floor	1.0 x 8,300 =	8,300 GSF
Second Floor	1.0 x 8,300 =	8,300 GSF
Total Area		23,000 GSF

(1) For F.A.R. = 1.0 Total Potential Area = 38,000 GSF
Less Existing Building = 23,000 GSF (housing)
New Additional Floors 15,000 GSF

This alternative means dividing the gymnasium space in dwelling units and building 2 new roof-top floors. The total number of dwelling units would be 34 units.

(2) For F.A.R. = 1.4 Total Potential Area = 53,000 GSF
Less Existing Building = 23,000 GSF
New Additional Floors = 30,000 GSF

This alternative means using all the space available in the existing building (including gymnasium) and building 2 new top roof floors. A

new building for residential use would also be built on the vacant lot, (15,000 GSF). The total number of dwelling units would be 52.

C. Mixed Use: Using the existing structure for non-residential purposes and building a new residential structure on the rest of the adjacent land area.

Existing Building

Basement = 0.4 x 9,300 = about	3,700 GSF
1st floor = 1.0 x 8,300 =	8,300 GSF
2nd floor = 0.4 x 9,300 = about	3,800 GSF
	15,800 GSF

(The reason for this low gross square footage results from not using the interior space of the gymnasium for inserting new floors or mezzanine).

(1) For F.A.R. = 1.0

Total Potential area =	38,000 GSF
Less existing building =	15,800 GSF (commercial)
New Residential Building =	22,200 GSF (housing)

With an average of 1,000 GSF per dwelling unit, the total number of units would be 22.

(2) For F.A.R. = 1.4

Total Potential area =	53,000 GSF
Less existing building =	15,000 GSF (commercial)
New Residential Building =	38,000 GSF

With an average of 1,000 GSF for dwelling unit, the total number of units would be 38.

D. New Housing After Demolition: Razing the existing structure and constructing a new residential building on the whole site.

This alternative would create between 38 and 53 new housing units depending upon whether FAR = 1.0 or FAR = 1.4.

II. Public Use of the Building for Roxbury's Artist Community

Potential for Cultural Uses of the Building

Since the building has already served the community as a day care center, there is the possibility of it once again being of use to the community. The top floor of the building could be used to provide a cultural focus to the Dudley area. It has been noted that the arts industry often serves as a catalyst for economic revitalization.[1] at the Fort Point Arts Community in South Boston, at the Lowell Heritage State Park in Lowell, Massachusetts, and it also should work in Roxbury.

The approximately 1,300 visual artists (about 4% of Roxbury's population) have something worthwhile to contribute to the community. The art community in Roxbury wants to shatter the misperception that artists are somehow isolated from the everyday responsibilities of life. On the contrary, they contribute greatly to the local and regional economy.

The Boys and Girls Club Building is an ideal place to locate artist workspace since it meets all but one of the visual artists' space requirements. Visual artists need high ceilings, good light, huge expanses of space, and floors that can support a lot of weight. There is only one physical requirement lacking in the building but it can be incorporated later. That is a freight elevator. Since there would be a commercial aspect to the building, at some point there would seem to be a need to have one installed to lift heavy loads.

Specific Recommendations for Artist's Workshops and Display Area

Implement an artists' workshop that would provide art classes to the neighborhood and would also supply the opportunity for walk-through tours in which shoppers from downstairs could stroll through and watch the artists at work. Such a system exists in the Town of Delft in the Netherlands where visitors are invited in to watch artisans make Delft blue china.

The presence of the artists' workspace would attract residents of Roxbury and the greater Boston community into the building. The artists would add to the cultural and spiritual life of the community. Roxbury contains a unique culture and history which can serve as a "magnet" to businesses in

light of the proposed redevelopment. The artists space itself may not fully pay for itself and would rely on the commercial ventures to pay the operating costs of the building.

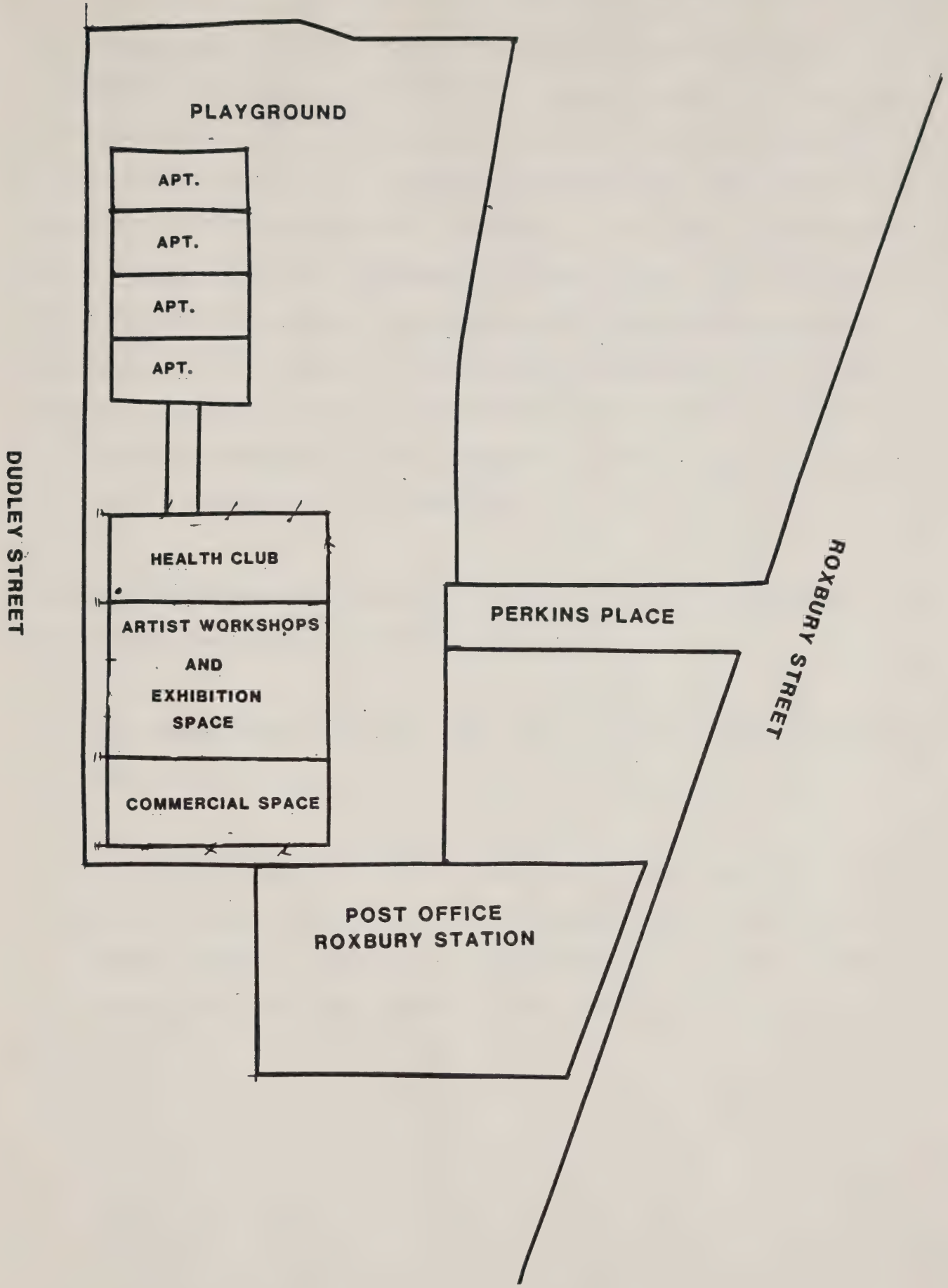
Showings of artists' work throughout the rest of the building could serve the purpose of teaching black history and culture to those unfamiliar with it. Murals or paintings of famous historical figures like Harriet Tubman, Sojourner Truth, W.E.B. Dubois, Marcus Garvey, Frederick Douglass, Martin Luther King, Benjamin Banneker, and so on would acquaint the public with the rich heritage of Black Americans. This is a suggestion but the possibilities are many.

Roxbury has a rich heritage that needs to be tapped and shared with the greater Boston community. Since the arts improve the quality of life in a community, investing in the arts can serve as a catalyst for revitalization of a depressed area. Therefore, it is in the community's self-interest to preserve the arts.

III. Recommended Development Option

In order to propose a specific recommendation for redevelopment at the 80 Dudley Street site a review of the alternative plans and uses has been made in light of the (1) potential for development, (2) proposed uses and community needs, as well as (3) the surrounding location and plans for the immediate neighborhood.

PROPOSED USES OF EXISTING BUILDING & NEW STRUCTURE



The selected alternative is a mixed-use project comprised of housing, commercial, and cultural uses whereby the existing building is reused with a two-floor addition and a new structure is built on the lot for a total FAR of 1.4 for the whole site. This suggested option maximizes the objectives and appears to best serve the Roxbury community. The mixed-use development would consist of housing, commercial, and cultural uses. The illustration titled Boys and Girls Club: Proposed Uses of Existing Building and New Structure shows the possibility of developing the adjacent lot with an apartment building which connects to the renovated Boys and Girls Club Building by means of a passageway. This development scheme serves to reuse both the existing structure and the vacant lot.

Maximized site development potential is achieved by the reuse of the existing structure in the following combination of uses:

1. The establishment of a health club incorporating the existing swimming pool.

2. The establishment of artist workshops and exhibition area providing an interactive space allowing the public an opportunity to observe the creative process. In addition to the possibility of purchasing handcrafted items, the public would have the opportunity of attending workshops.

3. The establishment of commercial space consisting of various types of tenants. Tenants could be a mixture of small entrepreneurs and established firms or franchises. The main objective is to make the space an active and interesting part of the Dudley development project.

Along with the maximized development potential, our proposal:

1. Gives prime consideration to housing needs of the neighborhood and city

2. Provides for some community or public uses in the project

3. Reinforces the commercial aspects of Dudley Square

4. Develops the project in concert with future plans for Dudley Square.

IV. Appendix

1. A 1979 study prepared for the Joint Economic Committee of the U.S. Congress entitled Central City Business - Plans and Problems identified cultural attractions as one of the seven most important variables influencing businesses in their relocation and/or expansion decisions.

ADDRESS 80 Dudley COR. _____

NAME Roxbury Boys Club of Boston and Institute of Industry
present original

, NON-IDE SUB AREA H.P.
1906-15 atlas/map
1914 cornerstone
source

TECT Harold Field Kellogg Build. Dept.
141 M.I.T. St. source

ER S.P. Frydo
source

see "present name".
original present

PHOTOGRAPHS Box 13: 33, 34

TYPE ~~(residential) single~~ double row 2-fam. 3-deck ten apt.
(non-residential) institution

NO. OF STORIES (1st to cornice) 2 plus raised basement

ROOF flat cupola _____ dormers _____

MATERIALS (Frame) ~~clapboards~~ shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) (stone) trim concrete iron/steel/alum.

BRIEF DESCRIPTION Large arched windows to either side of columned and pediment central entrance. Parapet roof. Brick quoining. Limestone trim.

INTERIOR ALTERATION (minor) moderate drastic _____

CONDITION good (fair) poor _____ LOT AREA 32,331 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

(Map)

Moved; date if known_____

Themes (check as many as applicable)

Aboriginal		Conservation		Recreation	✓
Agricultural	✓	Education	✓	Religion	
Architectural	✓	Exploration/ settlement		Science/ invention	
The Arts		Industry		Social/ humanitarian	
Commerce		Military		Transportation	
Communication		Political			
Community/ development	✓				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BLC/1984

SYNOPSIS

CITY OF BOSTON

Description of Present Building

Location 80 Dudley Street District Roxbury Ward 9
Name of owner is Boys Club of Boston Address 45 School St., Bostc
Name of architect or engineer is Lic. No.
Material of building is Brick Style of roof? Flat Construction of roof? T & G
Size of building, feet front? 121 ; feet rear 121 ; feet deep? 78 ; No. of stories? 3
No. of feet in height from sidewalk to highest point of roof? 39 Material of foundation? Concrete
Thickness of external walls? Party walls?

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

Club House & Day Care Center for 80 Children #1110/1974

Front stairs? Back stairs? Fire escape? Con. balconies? Any other?
Is building equipped with automatic sprinkler system?
Type of construction? Group occupancy?
Building to be occupied for Club House & Day Care Center for One Hundred Forty Children after alterati

Description of Proposed Extension

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of stories high? ; style of roof? ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Increase number of children in Day Care Center from 80 children to One Hundred Forty Children

ALLOWABLE OCCUPANCY LOAD 140 Children
P 7/10/80

Date May 15, 19 78 Estimated cost, $ None
Phone 442-2282

The facts I have set forth above in this application and accompanying plans are a true statement t the best of my knowledge and belief.

(Signature of Owner) Type Name of Person Signing Frederick J. Davis
(Address) 15 Green St. Charlestown Ma

(Signature of Licensed Builder) Type Name of Person Signing
(Address) (Name of Contractor)
Lic. No. Class (Address)
My license expires

NO WORK TO BE DONE

SYNOPSIS

80

Description of Present Building

Location, 80 Dudley Street District, Roxbury Ward 9

Name of owner is? Ada Lewis Jeane M. Tibbs Address, 80 Dudley St.

Name of architect or engineer is? Stull Associates Lic. No.

Material of building is? Brick Style of roof? Tark Gravel Construction of roof? Wood & Stee

Size of building, feet front? 121; feet rear?; feet deep? 78; No. of stories? 3

Size of L, feet long? None; feet wide?; feet high?; No. of stories?; roof?

No. of feet in height from sidewalk to highest point of roof? 39 Material of foundation? Concrete

Thickness of external walls? 12 " Party walls? None Physical value of building? $ 80,000.00

What was the building last used for? ~~Boys Club~~ Club House

Front stairs? Yes Back stairs? Yes Fire escape? YES Con. balconies? Any other?

Is building equipped with automatic sprinkler system? No

Type of construction? 2-B Group occupancy? F-2 Number of Employees?

Building to be occupied for Club House after alteratio

IF EXTENDED ON ANY SIDE.

Description of Extension

Size of extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?

No. of stories high?; style of roof?; material of roofing?

Of what material will the extension be built? Foundation?

If of brick, what will be the thickness of external walls? inches; and party walls inche

How will the extension be occupied? How connected with main building?

Distance from lot lines:—Front?; right side?; left side?; rear?

Area of lot covered after extension % Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.

~~Erect new wood partitions, Clean out old debris left in building,~~
~~Small Masonry work at window openings and in corridor, Paint and refurbish~~
building inside, repair fire escapes, new electrical service, Update
~~Plumbing SYSTEM, some Drywall and other related work~~

Estimated cost, $ ~~106,000.00~~ 80,000.00

Date ~~June 26 1972~~

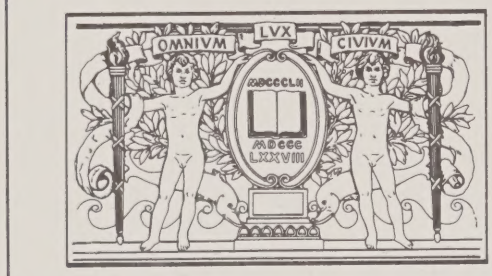
The facts set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

Ada A Lewis
(Signature of Owner or Authorized Agent) (Address)

(Signature of Licensed Builder) Roscoe Robinson (Name of Contractor)

(Address) @ 21 Bowdoin Av. (Address) 21 Bowdoin Av.

Lic. No. 76 Class B & C



BOSTON
PUBLIC
LIBRARY